

CITY PLANNING COMMISSION MINUTES

February 5, 2004

The regular meeting of the City Planning Commission convened Thursday, February 5th at 1:36 pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Greenberg, Matthew Jenkins, Lynn Moyer, Nick Sramek, Morton Stuhlbarg, Charles Winn

CHAIRMAN: Charles Greenberg

STAFF MEMBERS PRESENT: Greg Carpenter, Zoning Officer
Angela Reynolds, Advance Planning Officer
Jayme Mekis, Planner IV
Jamilla Vollmann, Planner I
Harold Simkins, Senior Planner
Heidi Eidson, Minutes Clerk

OTHERS PRESENT: Lisa Malmsten, Deputy City Attorney
Amy Bodek, Project Manager, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Winn led the pledge of allegiance.

MINUTES

The minutes of November 20, 2003 were approved on a motion by Commissioner Stuhlbarg, seconded by Commissioner Moyer and passed 6-0.

The minutes of December 18, 2003 were approved on a motion by Commissioner Winn, seconded by Commissioner Jenkins and passed 4-0-2. Commissioners Moyer and Sramek abstained.

SWEARING OF WITNESSES

CONSENT CALENDAR

At the request of Commissioner Greenberg, Item 1E was removed to the Regular Agenda for a staff report and discussion.

Items 1A, 1B, 1C, 1D, 1F and 1G were approved as presented by staff on a motion by Commissioner Winn, seconded by Commissioner Moyer and passed 6-0.

1A. GPC 2-5-04

Applicant: Doug Horn
Subject Site: East of Long Beach Boulevard and north of Fourteenth Street
Description: Finding of conformity with the General Plan for an alley vacation.

Find the alley vacation in conformance with the General Plan.

1B. Case No. 0311-22, Street Name Change, CE 04-13

Applicant: Dave Roseman, City Traffic Engineer, City of Long Beach
Subject Site: 2100 W. Willow Street
Description: Request for a street name change for a former portion of the Terminal Island Freeway from approximately Pacific Coast Highway to Willow Street.

Recommend that City Council approve the proposed street name change.

1C. Case No. 0311-06, Conditional Use Permit, Local Coastal Development Permit, CE 03-246

Applicant: Todd Smith for Tetra Tech, Inc.
Subject Site: 212 Quincy Avenue
Description: Request for a Conditional Use Permit to install and operate a wireless telecommunication facility consisting of 9 antennae to be located within the wall of an architectural tower of an apartment building.

Approved the Conditional Use Permit, subject to conditions.

1D. Case No. 0312-16, Conditional Use Permit, CE 03-243

Applicant: Lynn Van Aken, Velocitel
Subject Site: 512 E. San Antonio Drive
Description: A Conditional Use Permit to construct and maintain six wall mounted cellular antennas and five roof mounted equipment cabinets in the R-3-S district.

Approved the Conditional Use Permit, subject to conditions.

1E. Case No. 0311-01, Conditional Use Permit, Local Coastal Development Permit, CE 03-210

Applicant: Todd Smith for Tetra Tech, Inc.
Subject Site: 6801 E. Second Street
Description: Request for a Conditional Use Permit to install, operate and maintain a 60' tall wireless telecommunication facility.

Removed to the Regular Agenda.

1F. Case No. 0308-17, Conditional Use Permit, Local Coastal Development Permit, CE 03-210

Applicant: Francisco Medina for Fran-Co Construction
Subject Site: 6450 Parkcrest
Description: Conditional Use Permit to allow the expansion of an existing 7,670 square foot seminary by adding 3,610 square feet.

Continued to Planning Commission meeting of February 19, 2004.

1G. Case No. 0311-16, Administrative Use Permit, ND 32-03

Applicant: Westwood College
c/o Sandy Harrington of STDR Architects, Inc.
Subject Site: 301 E. Ocean Boulevard
Description: Request to establish an Institutional Use (Westwood College) and a joint-use parking program.

Received and filed request to withdraw.

REGULAR AGENDA

1E. Case No. 0311-01, Conditional Use Permit, Local Coastal Development Permit, CE 03-210

Applicant: Todd Smith for Tetra Tech, Inc.
Subject Site: 6801 E. Second Street
Description: Request for a Conditional Use Permit to install, operate and maintain a 60' tall wireless telecommunication facility.

In response to queries from Commissioner Greenberg, Jayme Mekis responded that the monopalm in question would be located approximately 1,000 feet from Studebaker and that the applicant was in agreement with a condition requiring co-location.

Commissioner Sramek made a motion to approve the Conditional Use Permit and Local Coastal Development Permit, subject to conditions. Commissioner Winn seconded the motion, which passed 6-0.

The following item was taken out of order, due to a request for continuation:

4. EIR SCH 2-022396-1

Applicant: David Hadjes, Oil Operator's Inc.
Subject Site: 712 W. Baker Street
Description: Adoption of a Final Environmental Impact Report for self-storage.

Angela Reynolds reported that the draft EIR was circulated for public comments per CEQA requirements and that the comment period had closed. However members of the Wrigley Heights Neighborhood group had expressed concerns at a public meeting that they did not receive notice of the draft EIR and were therefore unable to comment by the

deadline. Time extension requests were received by members of the public, City Manager Gerald Miller and Acting Director of Planning and Building Fady Mattar.

Ms. Reynolds requested that the hearing be opened for public comment with regards to the draft EIR and that the item then be continued until March 4, 2004 to allow for an extension of the public comment period until February 19, 2004.

The hearing was then opened for public comment, with none received.

Commissioner Moyer made a motion to continue the item to the March 4, 2004 Planning Commission hearing, and extend the public comment period until February 19, 2004. Commissioner Jenkins seconded the motion, which passed 6-0.

2. Converta-Belle Presentation

Jamilla Vollmann presented the staff report providing analysis of a condominium/apartment concept and of a duplex concept, adding that staff did not support recommending Zoning Amendments for the condo/apartment concept because the project would create excess density and could result in parking impacted areas.

Commissioner Winn remarked that he had problems with the concept and was surprised that the project proponent was not at the hearing.

Commissioner Moyer remarked that community meetings needed to be scheduled to provide feedback. She also stated the need to contact the Long Beach Unified School District, Long Beach City College and Cal State Long Beach to determine the impact the project would have on Long Beach schools.

Commissioner Greenberg remarked that he also wished that the proponent were at the meeting to discuss the positive impacts of the project on the community.

In response to a comment from Commissioner Sramek, Ms. Reynolds stated that the community meetings would provide the applicant the opportunity to describe the project and staff would be present to describe how the project deviates from the code and what that could mean to the neighborhood.

Commissioner Moyer made a motion that staff coordinate with the proponent to conduct community meetings and give staff the ability to provide any necessary input and to contact the Long Beach Unified School District, Long Beach City College, and Cal State Long Beach for feedback on the impact of the project on schools. Commissioner Winn seconded the motion, which passed 6-0.

3. Case No. 0307-02, Zone Change, General Plan Amendment, Site Plan Review, Standards Variance, EIR SCH 2003041142

Applicant: Melanie Fallon, Executive Director, Redevelopment
Agency, City of Long Beach
c/o Amy Bodek
Subject Site: 2910 E. 55th Way

Description: Request for a Zone Change, General Plan Amendment, Site Plan Review and Standards Variance for the number of parking spaces in order to construct a new neighborhood park.

Greg Carpenter presented the staff report recommending the approval of a request for a Zone Change, General Plan Amendment, Site Plan Review and Standards Variance for the construction of a new neighborhood park.

Angela Reynolds presented the staff report recommending the certification of the final Environmental Impact Report and for the adoption of a Statement of Overriding Consideration for the park.

Amy Bodek, project manager, stated that the park would meet the goals of creating a needed neighborhood park in North Long Beach and redeveloping a blighted and underused sight.

Kent Mendenhall, project landscape architect, gave a powerpoint presentation outlining the design features of the project.

In response to a query from Commissioner Moyer with regards to not providing the required number of parking spaces, Mr. Mendenhall responded that the parking provided along with off-site parking on 55th Way could support the park activities.

Mr. Carpenter further noted that mitigating factors such as the location being fairly isolated, people walking to the park from neighboring residential areas, and the fact that no organized sporting events would be held at the park would reduce the need for parking.

In response to a query from Commissioner Greenberg, Ms. Bodek stated that residents from Lakewood specifically requested that a barrier wall separate their neighborhood from the park.

In response to a query from Commissioner Moyer, Ms. Reynolds noted that the Environmental Impact Report included a mitigation measure that stated that the park would not be used for organized league games as a way to reduce noise, however, the measure could be removed or altered in some way if the Commission so wished.

Linda Ivers, Vice Chair of the North Long Beach PAC, 5565 Linden, remarked that the North Long Beach PAC was glad to see that the project was moving forward and that they were very supportive of the project.

In response to a query from Commissioner Sramek, Ms. Ivers stated that the PAC felt confident that the Police Department could adequately address any safety concerns, should they arise, and that they had more concerns when the site previously contained vacant industrial buildings.

Commissioner Moyer made a motion to adopt a resolution relating to the Environmental Impact Report and Statement of Overriding Consideration with an amendment to remove the mitigation measure, which would not allow organized league games, recommend City Council approve the Zone Change and General Plan Amendment for construction of a neighborhood park, and approve the Site Plan Review and Standards Variance, subject to conditions and Commissioner Winn seconded the motion.

A brief recess was taken while staff determined the correct procedure to amend the conditions of the Environmental Impact Report.

When the meeting reconvened, Commissioner Moyer stated that after discussing the matter with staff, she wanted to withdraw her original motion because it was her understanding that nothing in the mitigation measure precluded soccer practice in the park.

Commissioner Moyer then made a motion to adopt a resolution relating to review and consideration of the Environmental Impact Report and Statement of Overriding Consideration, recommend City Council to approve the Zone Change and General Plan Amendment for construction of a neighborhood park, and approve the Site Plan Review and Standards Variance, subject to conditions. Commissioner Winn seconded the motion, which passed 6-0.

5. Case No. 0306-02, Site Plan Review, Vesting Tentative Tract Map, Standards Variance, Rezoning, ND-35-03

Applicant: John O'Brien, Brookfield Homes Southland, LLC
Subject Site: 3738 & 3800 E. Pacific Coast Highway
Description: Approval of Rezoning, Site Plan Review, Standards Variance, and Vesting Tentative Tract Map to rezone sites from Commercial Office (CO) to Community Commercial R-4-N (CCN) and construct 79 condominiums.

Greg Carpenter presented the staff report recommending approval of the Rezoning, Site Plan Review, Standards Variance, and Vesting Tentative Tract Map to construct 79 condominiums.

John O'Brien, Brookfield Homes, 3090 Bristol Street, Costa Mesa, and Nancy Dahlin, the Dahlin Group, presented a powerpoint presentation detailing the project.

Mr. O'Brien made a clarification regarding Condition of Approval #35F with regards to the Police Department suggestion of providing white light metal halide fixtures throughout the development. Mr. O'Brien remarked that this was not a residential type of lighting and a compromise was reached to use the suggested lighting at vehicle and pedestrian entries and in the parking areas.

In response to a query from Commissioner Greenberg, Ms. Dahlin stated that each unit has a two-car garage and one guest parking space is provided on site per every 4 units.

In response to a query from Commissioner Greenberg, Mr. O'Brien stated that the concept of the project being gated came from feedback from the community and the Police Department.

In response to a query from Commissioner Winn, Mr. O'Brien stated that the developer was required to pay school fees of \$2.14 per square foot of living space to the school district.

In response to a query from Commissioner Stuhlbarg, Mr. O'Brien stated that access to Pacific Coast Highway would be from Grand.

Mr. Carpenter remarked that the project would also involve widening Grand and Esther Steets to normal residential street widths.

Guy Taylor, E. Ester Street, stated that he was very pleased with the project and thought it would be an asset to the community.

Don McMullen, 3715 E. Esther Street, also stated that he was pleased with the new use of the site and hoped that the project would be built sooner rather than later.

Stacey McMullen, 3715 E. Esther Street, remarked that the property around Java Lanes had been neglected for a long time and that she was also pleased with the proposed new use.

Commissioner Jenkins made a motion to certify Negative Declaration 35-03, recommend the City Council adopt the proposed rezoning of the sites from Commercial Office (CO) to Community Commercial R-4-N (CCN) and approve the Site Plan Review, Standards Variance and Vesting Tentative Tract Map, subject to conditions. Commission Moyer seconded the motion, which passed 6-0.

6. Case No. 0308-02, Site Plan Review, Parcel Map, Conditional Use Permit, ND 31-03

Applicant: Thomas Barnes, Industrial Properties, LLC
Subject Site: 1825 E. Spring Street
Description: Site Plan Review, Conditional Use Permit, and Parcel Map No. 60762 for a two-lot subdivision and construction of two commercial/industrial buildings.

Harold Simkins presented the staff report recommending approval of the Site Plan Review, Conditional Use Permit and Parcel Map.

Thomas Barnes, 1825 E. Spring Street, developer of the site, stated that he concurred with the conditions and findings of staff.

Commissioner Moyer made a motion to certify Negative Declaration 31-03 and approve the Site Plan Review, Conditional Use Permit and Parcel Map No. 60762, subject to conditions. Commissioner Sramek seconded the motion, which passed 6-0.

7. Case No. 0311-13, Sign Standards Waiver

Applicant: Dave Wyrick
c/o Elgin Deighton of A Good Sign
Subject Site: 3428 Hathaway
Description: Appeal of the decision of the Site Plan Review Committee to partially deny a Sign Standards Waiver to install thirty flagpoles with bicolored flags along Redondo and Hathaway Avenue and construct additional freestanding sign.

Greg Carpenter presented the staff report recommending denial of the appeal for a Sign Standards Waiver.

Appellant Elgin Deighton, 25801 Obrero Drive, Unit #1, Mission Viejo,

representing the owner of the project, remarked that the flags would create a nautical atmosphere that would well serve the area by attracting attention away from an overgrown lot and water tower in the neighborhood.

In response to a query from Commissioner Greenberg, Mr. Carpenter stated that the sign code treats flags as akin to signs and specifies the allowable size of a flag and the number of flags allowed per property.

Commission Winn made a motion to uphold the decision of the Site Plan Review Committee to partially deny a Sign Standards Waiver. Commissioner Jenkins seconded the motion, which passed 6-0.

MATTERS FROM THE AUDIENCE

There were no matters from the audience.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

Angela Reynolds reported that the first round of meetings regarding the Land Use and Mobility Element of the General Plan were completed in January and the response was great. The second round of meetings is scheduled to take place every Wednesday in March.

Greg Carpenter reported on dates and subject matter for future study sessions regarding the PacifiCenter project.

MATTERS FROM THE PLANNING COMMISSION

The were no matters from the Planning Commission.

ADJOURN

The meeting adjourned at 4:15 pm.

Respectfully submitted,

Heidi Eidson
Minutes Clerk